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URBAN AGENDA ECONOMIC DEVELOPMENT GRANT PROGRAM

A Program for Urban Neighborhoods in Massachusetts

Housing Program Grant Application

2015 Application Cycle

PROJECT PLAN AND VISION

Competitive Urban Agenda Housing Program grant applications will demonstrate a clear, compelling, and financially feasible vision for transforming vacant or underutilized parcels with multi-family housing development. Applicants should address how the grant request advances prior planning efforts.

Please answer the following questions in 300 words or less, per question.

1. Please provide a summary of the proposed project, site, and a description of how Urban Agenda Housing Program funds will be used. How many units of housing will this project produce? Will any of these units have affordability or target population restrictions? If so, describe and justify how these restrictions are essential to meet community/regional housing needs.
2. What multi-family housing inventory already exists in the community and surrounding region, and what are the outstanding needs? How will the proposed project meet these needs?
3. What specific activities will Urban Agenda Housing Program funds support? Why are these activities and Urban Agenda grant funding essential to project success?

PARTNERSHIPS

Urban Agenda Housing Program grants are intended to help communities address their own housing needs by putting vacant or underutilized urban parcels, including parcels owned by municipalities and local housing and redevelopment authorities, to productive use as housing development sites. The Commonwealth strongly encourages public entities to form partnerships with outside developers capable of efficiently and effectively delivering housing units to market on time and on budget.

Please answer the following questions in 300 words or less, per question.

1. List all project partners, and detail their respective roles in the proposed housing development.
2. Describe the capacity of the applicant and/or proposed development partners, and experience successfully completing similar projects in the past.

PROJECT IMPLEMENTATION

Urban Agenda Housing Program grants are intended to move vacant or under-utilized land to market quickly and efficiently. Applicants should demonstrate site control, financial feasibility of the proposed project, community support, and consistency with the Commonwealth's housing production, fair housing, and smart growth goals.

Please answer the following questions in 300 words or less, per question.

1. Please describe the process undertaken to engage community regarding the development of the proposed site, and determination of the proposed use. If applicable, please attach letters of support from legislative and other sources.
2. Please summarize the results of a feasibility study, or equivalent, that clearly demonstrates the following:
 - a. The proposed site is financially feasible for multi-family housing development.
 - b. Multi-family housing can be developed at the required density. Urban Agenda grants require a minimum of 12 units per acre.
 - c. The site is served by all the infrastructure needed to support multi-family housing development (water, sewer, electric, gas).
 - d. Any major problems with the site can be adequately addressed through the budget proposed above.
3. Please provide the following additional attachments, which demonstrate project feasibility and appropriateness:
 - a. Attach a detailed timeline of pre-development and construction milestones, showing that this project will lead to the construction of new multi-family housing within three years or less. Describe any potential barriers to moving the project forward, and your plans to address them.
 - b. Grant budget – please complete Attachment A.
 - c. Describe how the proposed project is consistent with the Commonwealth's Sustainable Development Principles (Attachment B).
 - d. Describe how the proposed project is consistent with DHCD's Fair Housing principles (Attachment C).
 - e. Site control – please attach a copy of either a deed or a long-term ground lease.
 - f. Map of the proposed site, including proximity to services and public transportation.